



Skylight Permits for Single Family Dwellings

The installation of new skylights requires a Building Permit. In some Planned Communities and townhouses a Planning Permit may also be required. If vents are to be relocated away from the skylight, a Plumbing or Mechanical permit may also be required. If lights are being relocated or added, an electrical permit is required.

PLAN REQUIREMENTS

A roof plan is required that details size and location of the skylight(s), notes if they are fixed or operating, lists the slope of the roof and the size and spacing of the rafters. A framing detail (roof & ceiling plan and cross-section) of the opening must be provided.

- A. Operating skylights are to be 10' from or 3' below a plumbing vent, 4' from or 1' below a gas flue, and 3' from and 1' below an air exhaust duct; otherwise it must be Fixed.
- B. Skylight roof openings in townhouses must not be located in the 5' wrapback area next to a fire-rated party wall.

GLAZING REQUIREMENTS

- A. All dwelling skylights must be dual glazed and have a minimum U-value of .75.
- B. Plastic skylights must comply with UBC Chapter 26 and the ICCB Listing number provided.
- C. For glass skylights, the glazing must comply with UBC Chapter 24, which details laminated, wired, heat-strengthened, and tempered glazing in skylights as well as screening requirements for glass skylights. The type of glazing being used must be Listed by an approved agency.

FRAMING REQUIREMENTS

- A. Conventional framing must comply with the following:
 - 1. The roof slope must be a minimum slope of 3:12 or greater.
 - 2. Rafters must comply with allowable spans.
 - 3. If existing roof spans were met by purlins being installed, support struts that extend to bearing walls must be re-installed at the mid span of the rafters and trimmers.
 - 4. Trimmers and headers shall be doubled when the span of the header exceeds 4 feet.
 - 5. The ends of header rafters more than 6 feet long shall be supported by adequate framing anchors (Simpson A35/eq), or joist hangers (LU26/btr).
- B. Truss roofs:
 - 1. If trusses are cut, the plans must be stamped by an engineer, with calculations and details of any repairs provided.
 - 2. If conventional framing is installed around the opening, engineering is not required.
- C. Curb requirements:
 - 1. Glass Skylights that are installed on roofs that are less than a 12:12 slope must be mounted on curbs that are at least 4 inches above the roof plane.
 - 2. Plastic skylights shall be mounted on curbs that are at least 4 inches above the surface of the roof. Curbs may be omitted on ICCB Listed self-flashing skylights when installed on roofs with a minimum slope of 3:12.
 - 3. Skylights [and curb] are to be flashed and securely fastened per the manufacturer's recommendations.

APPLICABLE FEES

A plan check fee and permit fee will be assessed for the review and issuance of all skylight permits. Refer to the Building Division's fee schedule for applicable fees.

INSPECTION PROCEDURES

A. At least **two inspections** are usually required to inspect rough frame, insulation, flashings, any vent relocations, and the smoke alarms are upgraded. Locate smoke alarms per UBC 310.9.1.4 in each sleeping area or room, also halls, top of stairs, and raised ceilings or shafts off bedroom halls that are over 24" high.

B. For each inspection, the Permit, City-Stamped Drawings, and ICCBC/ICBO Report (if applicable) must be on site, and the inspector must be provided access to the work.

Note: Inspectors do not carry ladders.

C. Residential skylight sheetrock nail typically does *not* require Inspection, but do not use greenboard on ceilings.

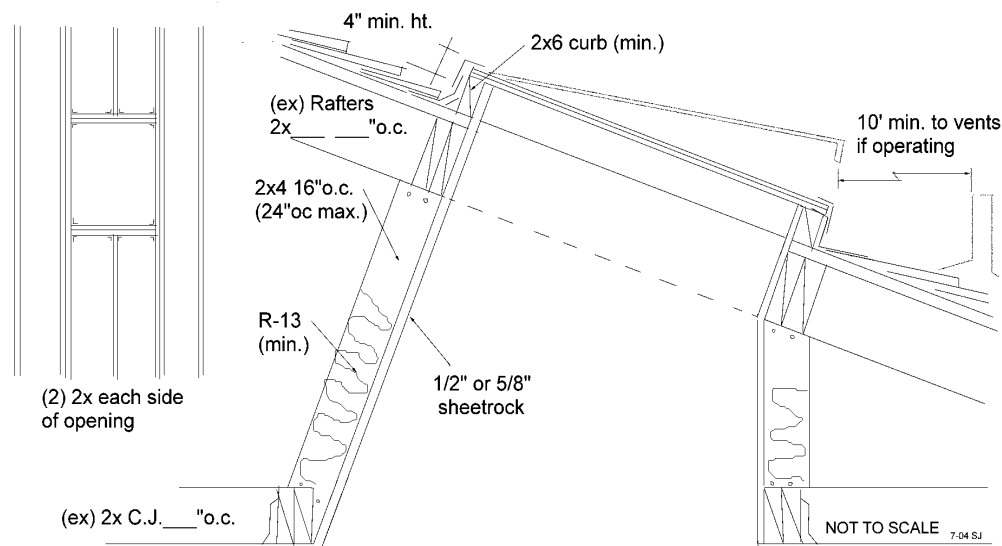
D. Inspection requests can be called in at (408) 277-4541, or done on our website by owners or their licensed contractors (need to register online first):

<http://www.sjpermits.org/permits/permits/>

Additional information can be obtained by visiting our website at <http://www.ci.san-jose.ca.us/building/> or <http://www.sanjoseca.gov/> or by calling our Information Inspector's voice mail at (408) 277-2470 and leaving a detailed message. In addition you may visit the Building Division in City Hall at 801 N. 1st Street, Room 200. Open 9:00 a.m. to 4:00 p.m. with limited service between 12:00 p.m. to 1:00 p.m.

SKYLIGHT DETAIL

Plan View:



*Manufacturer's installation specifications and ICBO# to be available for frame inspection.

*Truss Roof: See attached engineering calculations regarding any cut truss chords.

*To field verify rafters and any purlins are adequately braced to bearing walls.

Code Sections:

UBC 2409.4: 4" min. above roof (or per manufacturer's specifications).

UBC 2320.12.5: Double trimmer and headers at opening when span exceeds 4' and use hangers if it exceeds 6'.

UPC 906.2: Plumbing vents shall terminate at least 10' from or 3' above any opening.

UMC 806.6: Gas and exhaust vents shall terminate at least 4' from or 1' above any openable skylight.